



## United States Department of the Interior

NATIONAL PARK SERVICE  
Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

### Review and Comments on Building/Zoning Permit Application

**Applicant(s):**

Owner: Italo Zucchelli

Agent: Michelle Quatralo

**Tax Map #:**

986.30-2.29

**Application No.:**

Case #15 on March 26, 2014

**Zoning Authority:**

Brookhaven

**Community:**

Fire Island Pines

**Object (Yes/No):**

Yes

*If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.*

**Reason for Objection:** 36 CFR Part 28.12(d)

**Objection Type:**

Exceeds 35% maximum lot occupancy

**Comments:**

The Seashore objects to the requested setback variances for new and existing deck additions, existing one-story additions, new pergola, and new sheds, along with the removal of some decking. We commend the applicant for the proposed decrease of the already excessive 62.7% to this proposed 57.5%, but cannot concur with the overall development of this parcel. This overdevelopment has been going on for years, regardless of the 35% maximum lot occupancy requirement of both the town code and the federal standards. As built, this property is subject to the condemnation authority of the Secretary of the Interior.

*Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.*

Superintendent

3/12/2014

Date